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Regeneration and Planning
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Dear Sir/Madam

**Application for Non-Material Amendment
Linton House, 39-51 Highgate Road, NW5 1RT**

On behalf of the applicant, Linton Property Developments Ltd, we seek your approval in respect of alterations proposed at the above property which differ from those shown on approved drawings.

Planning permission was granted on 05 November 2015 (Ref: 2015/1627/P) for:

Variation of condition 2 (development in accordance with approved plans) of planning permission 2013/3494/P (granted on appeal under APP/X5210/A/13/2207697) dated 03/03/2014 (for an additional floor at roof level to provide 7 residential flats and a ground floor extension to provide an entrance, cycle and refuse storage) to expand the approved roof level extensions and raise the existing parapet of the building; amend the mix of residential units to provide 1x1 bed, 3x2 bed and 3x3 bed units; external changes at ground floor level and alterations to the roof level terraces, sedum roof and plant equipment

The applicant now seeks to make an amendment to the approved scheme that is considered to be a non-material amendment relative to that previously approved. Specifically, it is proposed to amend the materials used at the south west corner of the approved additional storey to replace the approved brick with glazing and metal detailing to match the remainder of the approved elevations. This is discussed in more detail below.

In addition to this covering letter, please find enclosed the following:

- The relevant application forms;
- The decision notice for permission ref: 2015/1627/P to which these amendments relate;
- Relevant approved drawings from permission ref: 2015/1627/P; and
- Proposed drawings showing the revised layouts.

A cheque for the relevant application fee of £195 has been submitted by post.

Non Material Amendment

Section 96A of the Town and Country Planning Act 1990 (as amended) allows a non-material amendment to be made to an existing planning permission via a simple application procedure with a quick decision time.

Government advice notes that there is no statutory definition of 'non-material'. This is because it is so dependent on the context of the overall scheme; what may be non-material in one context may be material in another.

Proposed Amendment

It is proposed to alter the material used to finish the southwest corner of the approved development. As currently approved, this section of the elevation is finished in brick which matches the existing building below the approved development. However, the use of brick for this area is at odds with the remainder of the elevation on the approved additional storey which is predominantly glazed with some metal-panelled detailing.

The use of brick for this area is a carry over from the original planning permission granted in which a lift and stair core would have been provided in this location. Subsequently approved changes to the scheme have meant the removal of this access core and the utilisation of this floorspace for further living space within one of the approved flats.

As such, there is no longer a requirement to finish this part of the elevation in a solid material. Instead, in order to further enhance the quality of the approved living space it is proposed that this part of the elevation is finished in glazing with metal detailing to match the rest of the approved development. This change will allow increased light into this area, thus enhancing amenity, in a way that will be fully in-keeping with the appearance of the approved development.

This amendment therefore merely proposes to replicate the same material that is already approved for the majority of the roof level extension. There are no new or alternative materials being proposed and the overall character and appearance of the approved development will not change.

Summary

In conclusion, we consider that the amendment noted above and as shown on the enclosed drawing does not materially change the character of the approved development. The choice of material now proposed for this corner of the elevation entirely matches that which has already been approved for the remainder of the elevation.

This amendment therefore raises no material or new planning considerations in the context of the existing planning permission and as such does not constitute a material alteration to the approved scheme.

I trust that everything is in order. Should you need to discuss this application further, please do not hesitate to contact me on the details set out at the head of this letter

Yours faithfully

A handwritten signature in black ink that reads "Nigel Dexter". The signature is written in a cursive, slightly stylized font.

Nigel Dexter
Senior Planner